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COOK COUNTY
RECORDER
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07/12/96

For Recording Purposes

MORTGAGE MODIFICATION AGREEMENT

This Modification Agreement made as of the 2nd day of May, 1996, between STANDARD BANK AND TRUST COMPANY, NOT PERSONALLY, BUT U/T/A #9366 DATED DECEMBER 7, 1984 AND BEVERLY PROFESSIONAL BUILDING ASSOCIATES, hereinafter called "Borrower", and SOUTHWEST FINANCIAL BANK AND TRUST COMPANY, hereinafter called "Bank".

WHEREAS, Borrower executed a Collateral Promissory Note dated as of 14th day of April, 1993 evidencing an original debt of \$370,000.00 with a current principal balance of \$328,721.94.

WHEREAS, Borrower executed a Mortgage dated April 14th, 1993 and recorded as Document No. 93-377360; and an Assignment of Rents dated April 14th, 1993 as Document No. 93-377361 for property located in Cook County, Illinois.

WHEREAS, Borrower executed a Security Agreement (Assignment of Beneficial Interest as Collateral) dated the 14th of April, 1993 remains in full force and effect.

WHEREAS, Bank is the holder and owner of the above described Note;

WHEREAS, it is the intent of the parties to this Agreement to modify the terms of the Collateral Promissory Note;

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\$ 55.50
25.50

ENTERPRISE LAND TITLE, LTD.

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WHEREAS, the Note was secured by real estate located at 10046 South Western Avenue, Chicago, Illinois

LEGAL DESCRIPTION:

LOTS 14 TO 20, BOTH INCLUSIVE IN BLOCK 1 IN O. RUETER AND COMPANY'S BEVERLY HILLS ADDITION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 5, 1923, AS DOCUMENT NUMBER 7,916,570, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 24-12-418-033, 24-12-418-034, 24-12-418-035, 24-12-418-036, 24-12-418-037;

KNA. 10046 S. Western Ave. Chicago 60643
WHEREAS, the entire balance of the Note was due May 2, 1996.

NOW THEREFORE, for good and valuable consideration including the promises contained herein,

IT IS AGREED that the maturity date of the Promissory Note is modified from May 2, 1996 to May 2, 1999.

IT IS AGREED that Borrower shall pay all monthly principal and interest payments of \$3,672.06 from June 2, 1996 forward and due thereafter on the 2nd day of each month and continuing on the second day of each successive month with the unpaid balance of the Promissory Note, and all accrued interest due May 2, 1999.

IT IS FURTHER AGREED that the establishment of an escrow account, for the purposes of paying the semi-annual real estate tax obligation for Cook County taxes and commercial property insurance, established as of April 14, 1993, will remain in full force and effect.

IT IS FURTHER AGREED that all other terms of the Promissory Note executed by Borrower and more fully identified above, not inconsistent with the matters contained in this Loan Modification Agreement shall be unchanged and remain in full force and effect.

WHEREFORE, this Loan Modification Agreement is executed as of the day and date set forth above.


STANDARD BANK AND TRUST COMPANY, NOT
PERSONALLY BUT U/T/A #9366 DATED
12/7/84.

SEPARATORY CLAUSE ATTACHED HERETO
AND MADE A PART HEREOF.



AUTHORIZED SIGNER
Bridgette W. Seanlan, (AVP & T.O.)

May 30, 1996
Date



ATTEST Francesco Roselli, VP & Sr. T.O.

May 30, 1996
Date

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John J. Moody, Jr.
JOHN J. MOODY, JR. Individually

5-30-96
Date

John J. Moody, General Partner
BEVERLY PROFESSIONAL BUILDING ASSOCIATES

5-30-96
Date

Accepted by:
SOUTHWEST FINANCIAL BANK
AND TRUST COMPANY

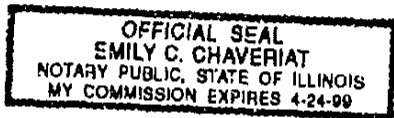
Larry A. Shapiro

5/30/96
Date

Witnessed and Signed before me this 30th day of MAY, 1996.

Emily C. Chaveriat
Notary Public

My commission expires 4-24-99



mail to:



Southwest Financial Bank
9901 S. Western Ave
Chicago, IL 60643

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